

# BUCKS

PROPERTY AGENTS



25 Cormorant Drive, Stowmarket, IP14 5UE

Offers Over £250,000

- Three Double Bedrooms
- En-Suite To Master Bedroom
- Cloakroom
- Gas Radiator Central Heating
- No Upward Chain
- Semi-Detached House
- Kitchen/Diner
- Sealed Unit Double Glazing
- Off Road Parking For One Vehicle
- Cul-De-Sac Location

# 25 Cormorant Drive, Stowmarket IP14 5UE

Located in the charming area of Cormorant Drive, Stowmarket, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned double bedrooms, providing ample space for relaxation and rest. The master bedroom features the added luxury of an en-suite bathroom, ensuring privacy and convenience. The heart of the home is undoubtedly the spacious kitchen/diner, perfect for family meals and entertaining guests. This inviting area is designed to be both functional and welcoming, making it the ideal spot for culinary creations and social gatherings. Additionally, the property includes a cloakroom, enhancing the practicality of everyday living. With one reception room, the house offers a comfortable space for relaxation or entertaining, allowing for a variety of uses to suit your lifestyle. The property also benefits from off-road parking for one vehicle, providing ease and security for your transport needs. One of the standout features of this property is that it comes with no upward chain, making the buying process straightforward and hassle-free. This is an ideal opportunity for those looking to move in quickly and start enjoying their new home without delay.

In summary, this semi-detached house on Cormorant Drive is a wonderful blend of comfort, convenience, and modern living, set in a desirable location within Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. It is a must-see for anyone seeking a new home in Stowmarket.



Council Tax Band: C



### Entrance Hall

With laminate floor.

### Sitting Room

With bay window to side and window to front, TV point, laminate floor and two radiators.

### Kitchen/Diner

With range of high and low units, stainless steel sink and drainer, tiled splashbacks, gas hob, electric oven, understairs cupboard, cupboard housing boiler, stairs leading to first floor, space for fridge freezer, tiled floor in kitchen, laminate floor in dining area and radiator.

### Cloakroom

With low level W/C, pedestal basin, laminate floor and radiator.

### First Floor Landing

With airing cupboard housing hot water tank and loft access.

### Bedroom One

With window to front, built-in wardrobe and radiator.

### En-Suite

With double shower cubicle, low level W/C, pedestal basin, shaver point, vinyl floor and radiator.

### Bedroom Two

With window to side, built-in wardrobe and radiator.

### Bedroom Three

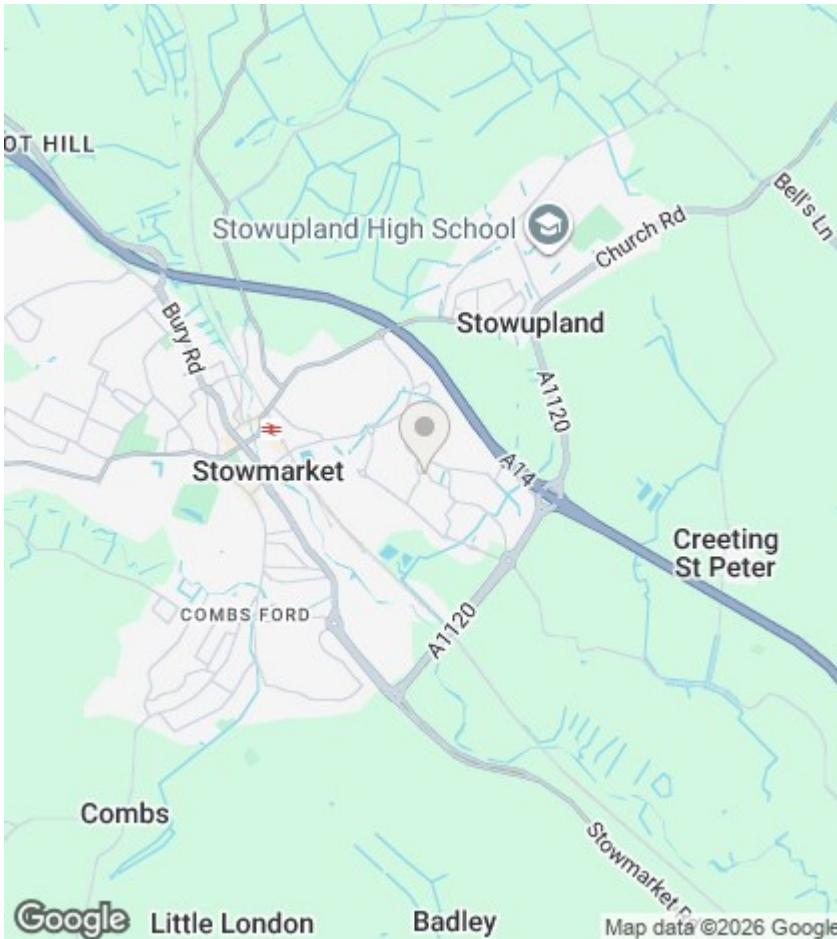
With window to front and radiator.

### Bathroom

With window to front, bath with mixer tap and shower attachment, low level W/C, pedestal basin, shaver point, tiled splashbacks, vinyl floor and radiator.

### Outside

To the front and side of the property is paving stones to front door, hedging and shale with shrubs. To the rear of the property with access through garden gate to a rear garden comprising of small patio area ideal for outside dining/entertaining, artificial grass, gravel area, shed and for privacy and seclusion is fenced all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 1 roundabout At the roundabout, take the 1st exit onto Cormorant Dr Destination will be on the left Arrive: Cormorant Drive, Stowmarket IP14 5UE, UK

## Viewings

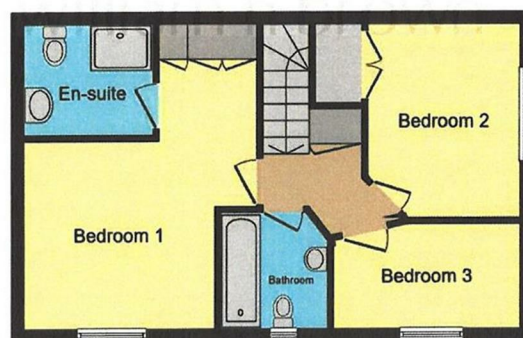
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**First Floor**



**First Floor**